**Sales - Apartment - Marbella**

**850.000€**

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**Ref.-ID: MIBGR5494561** **Marbella** **Apartment**

**3** **3** **122 m2** **122 m2**

Located in the heart of Marbella, this 3-bedroom, 2-bathroom apartment offers 110 m² of interior space plus a 10 m² covered terrace, just 200 metres from the sea and within easy reach of the city's shops, restaurants, schools, transport links and port. The apartment enjoys a desirable south-facing orientation and is filled with natural light throughout the day. The covered terrace overlooks green surroundings, providing a pleasant outdoor space and a sense of tranquillity despite the central location. The property is maintained in good condition and is ready to move into. The home features a fully equipped kitchen, fitted wardrobes, marble floors, individual air conditioning and a private storage room. The building has a lift and security cameras, while the apartment also benefits from partial sea views and views towards the surrounding greenery. A particularly important feature is the existing Touristic Licence, making this property an interesting option for buyers looking for a home in central Marbella with the potential for tourist rental, subject to the applicable regulations and licence conditions. Its location combines convenient access to the beach with Marbella's established amenities and vibrant town centre, making it suitable both as a residence and as a property with tourism-oriented potential.

**Setting**
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools

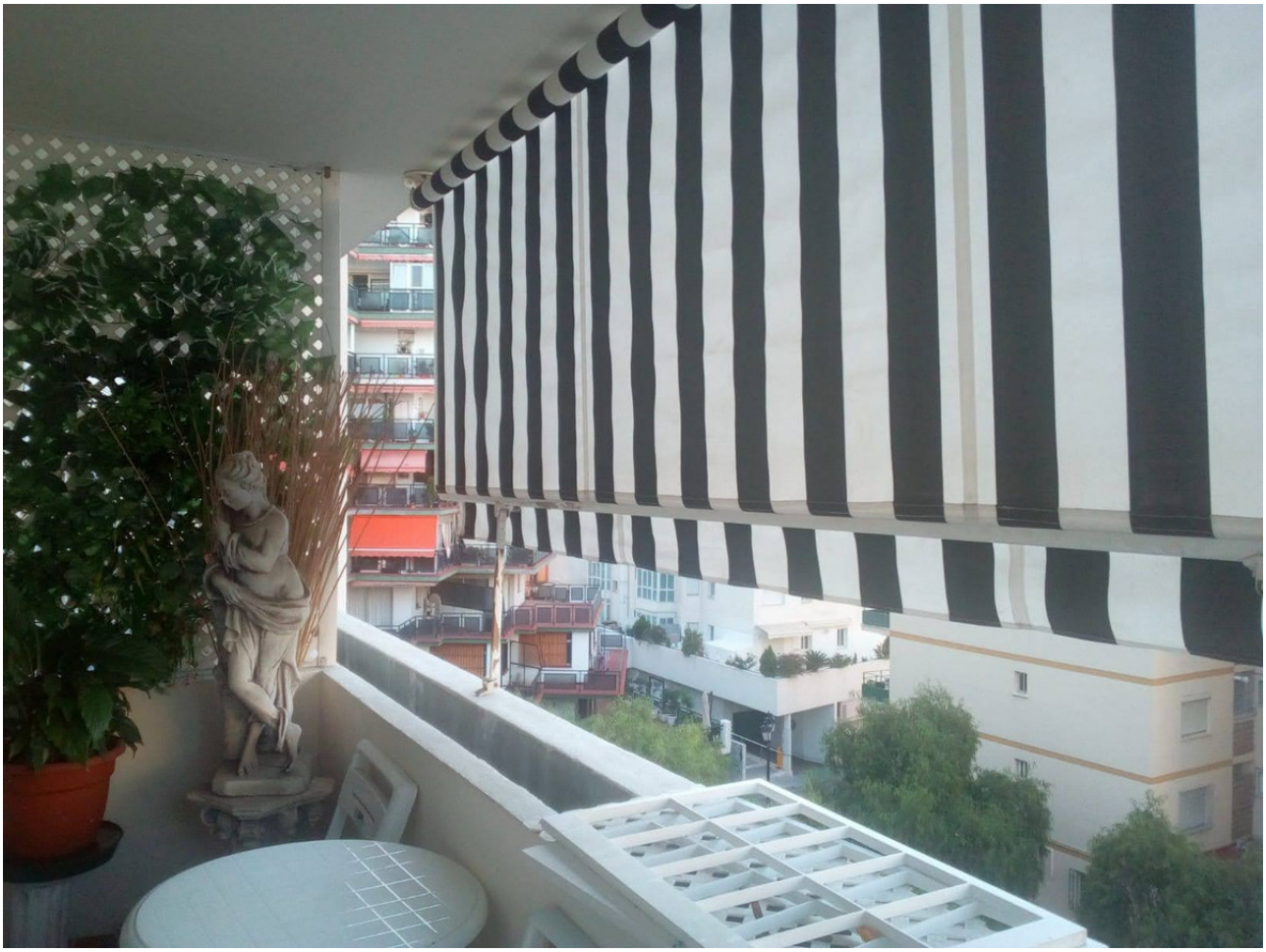
**Orientation**
- South Facing

**Condition**
- Good Condition

**Climate Control**
- Air Conditioning

**Views**
- Sea Views
- Garden Views
- Street Views

**Features**
- Covered Terrace
- Lift
- Fitted Wardrobes
- Near Transport
- Private Terrace
- WiFi
- Storage Room
- Marble Flooring

**Furniture**
- Optional Furniture

**Kitchen**
- Partially Fitted Kitchen